

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2515 Charleston Place, Fort Wayne, Indiana 46808 (Murray Equipment, Inc.)

WHEREAS, Petitioner has duly filed its petition dated September 1, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 7 permanent jobs for a total additional annual payroll of \$160,000, with the average new annual job salary being \$22,857 and retain 49 permanent jobs for a total current annual payroll of \$2,100,554, with the average new annual job salary being \$42,868; and

WHEREAS, the total estimated project cost is \$646,912; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for two years thereafter. Said designation shall terminate at the end of that two year period.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation and the estimate of the value of new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of new manufacturing equipment.

SECTION 5. That, the current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the

approximate current year tax rates for this site would be \$9.0138/\$100.

- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$9.0138/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 8. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the

project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Don J. Schneider, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>2</u>			<u>2</u>
BRADBURY	<u>✓</u>			
EDMONDS				<u>✓</u>
SIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 9-12-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-5895
on the 12th day of September, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schneider
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on he 13th day of September, 1995, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of September, 1995, at the hour of 5:30 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-95-09-09

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 2515 Charleston Place, Fort Wayne, IN 46808
(MURRAY EQUIPMENT, INC.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
<i>Mark E. Giaquinta</i>			
<i>Thomas C. Henry</i>			
<i>Don J. Schmidt</i>			
<i>Samuel J. Talarico</i>			
<i>Janet W. Bradbury</i>			

DATED: 9-12-95

Sandra E. Kennedy
City Clerk



Scale: 1" = 200'

LEGAL DESCRIPTION: LOT #10 IN CENTENNIAL INDUSTRIAL PARK, SECTION II, AS RECORDED IN PLAT BOOK #40, PAGES 56-59, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, EXCEPT A TRIANGULAR PIECE OF LOT #10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT # 13 IN CENTENNIAL INDUSTRIAL PARK, SECTION II, SAID POINT ALSO BEING THE WEST CORNER OF LOT #10 IN SAID ADDITION; THENCE SOUTH-EAST ALONG THE EAST LINE OF LOT #13, A DISTANCE OF 331.98 FEET; THENCE NORTH WITH A DEFLECTION ANGLE LEFT OF 172 DEGREES 04 MINUTES 50 SECONDS AND PARALLEL TO THE WEST LINE OF SAID LOT #13, A DISTANCE OF 245.55 FEET; THENCE NORTHWEST WITH A DEFLECTION ANGLE LEFT OF 28 DEGREES 46 MINUTES 20 SECONDS A DISTANCE OF 95.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.129 ACRES.

TOGETHER WITH A TRIANGULAR PIECE AT THE SOUTHEAST CORNER OF LOT #13 IN SAID CENTENNIAL INDUSTRIAL PARK, SECTION II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT #13 IN CENTENNIAL INDUSTRIAL PARK, SECTION II; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 32.49 FEET; THENCE NORTH BY A DEFLECTION ANGLE RIGHT OF 90 DEGREES 14 MINUTES 40 SECONDS AND PARALLEL TO THE WEST LINE OF SAID LOT #13, A DISTANCE OF 233.68 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT #13; THENCE SOUTHEAST ALONG THE EAST LINE OF LOT #13, WITH A DEFLECTION ANGLE RIGHT OF 172 DEGREES 04 MINUTES 50 SECONDS A DISTANCE OF 235.79 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.87 ACRES.

FLOOD STATEMENT:

THE "FLOOD INSURANCE RATE MAP" FOR THE CITY OF FORT WAYNE, INDIANA, COMMUNITY-PANEL NUMBER 180003 0015b, APRIL 3, 1985, INDICATES THE ABOVE DESCRIBED REAL ESTATE LIES IN ZONE C.

SURVEYOR'S REPORT:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "TITLE 864, ARTICLE 1.1, CHAPTER 13, SECTION 1 THROUGH 34" OF THE "INDIANA ADMINISTRATIVE CODE" WHICH ESTABLISHES THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF INDIANA.

THE "THEORETICAL UNCERTAINTY" OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A CLASS "B" SURVEY (0.25 FEET) AS DEFINED BY IAC 864.

OCCUPATION LINES APPEAR TO CONFORM WITH THE RECORD DESCRIPTION. DISCREPANCIES ARE SHOWN ON THE SURVEY PLAT.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY SUPERVISION AS SHOWN, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND INFORMATION, AND WAS COMPLETED ON SEPTEMBER 12, 1990.

Joseph B. Stoodly Jr.



MEMORANDUM

TO: Common Council Members

FROM: Trisha Gensic
 Sr. Economic Development Specialist, Department of Economic Development

DATE: September 1, 1995

SUBJECT: Real and Personal Property Tax Abatement Application dated September 1, 1995 for
 Murray Equipment, Inc.
 Address: 2525 Charleston Place, Fort Wayne

Background

Q-95-09-09

Description of Product or Service Provided by Company: Murray Equipment is a manufacturer and distributor of fluid-handling equipment used by chemical companies and agricultural operations.

Description of Project: The company plans to construct a 23,400 sf building for manufacturing and warehousing.

Total Project Cost:	\$646,912	Number of Full Time Jobs Created:	5
Councilmanic District:	3rd	Number of Part Time Jobs Created:	2
Existing Zoning of Site:	M-2	Average Annual Wage of Jobs Created:	\$22,857
		Number of Full Time Jobs Retained:	47
		Number of Part Time Jobs Retained:	2
		Average Annual Wage of Jobs Retained:	\$42,868

Project is Located Within a:

Designated Downtown Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Urban Enterprise Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Platted Industrial Park:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Effect of Passage of Tax Abatement

The project will enable Murray Equipment to further expand its manufacturing capabilities with the purchase of new equipment and add sufficient space for the increased productivity.

Effect of Non-Passage of Tax Abatement

Company may decide to make its \$646,912 investment elsewhere with ensuing loss of tax base.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of two years.
3. The period of deduction should be limited to ten years.

Signed: Nisha Gensia Title Asst. Econ. Dev. Specialist

Comments

DIRECTOR: Elizabeth A. New

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FOR STAFF USE ONLY		
Declaratory Passed	19	5 FT Jobs to be Created
Confirmatory Passed	19	2 PT Jobs to be Created
44 FT Jobs Currently		\$24,857 Avg Annual Salary of all New Jobs
2 PT Jobs Currently		47 FT Jobs to be Retained
5-72-865 Current Average Annual Salary		2 PT Jobs to be Retained
		\$42,868 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 80-4492-0010

(Check appropriate box(es) below)

☒ Real Estate Improvements Total cost of improvements: 382412
☒ Personal Property (New Manufacturing Equipment) Total cost of improvements: 264500

TOTAL OF ABOVE IMPROVEMENTS: 646912

GENERAL INFORMATION

Applicant's name: F. David Musselman, Treasurer Telephone: (219) 484-0382Address of applicant: 2515 Charleston Place, Fort Wayne, Indiana 46808Name of applicant's business: Murray EquipmentAddress of property to be designated: 2515 Charleston PlaceName of business to be designated, if applicable: N/A

Contact person if other than above: Name: _____ Telephone: _____

Address: _____

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? Meter for the purpose of measuring the volume of liquid transferred.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

See attachment A

The area to be developed is within the corporate limits of the city of Fort Wayne and has become undesirable for normal development and occupancy because of factors which impair normal development of the property. The property that would be developed currently has no building. It is located on the rear of our lot in Centennial Industrial Park. Due to the slope of the property it is not feasible to directly connect the new building to the existing structure.

Because of the difficulty of integrating the new building into the current facility other options could be considered. These include: leasing an exist building, constructing facilities elsewhere, or foregoing this expansion.

In addition to the above information it should be noted that the area is designated as a redevelopment area for the purpose of encouraging economic development. All of the factors affecting the government's decision to designate this area as a redevelopment area would also be applicable here.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: 50,040 SQ FT of combined warehouse and manufacturing facilities (steel and block construction) 5135 SQ FT of brick office building (attached) See attachment B

Describe the condition of the structure(s) listed above: Average.

Describe improvements to be made to property to be designated: Addition of 23,400 SQ FT steel building See attached proposal.

Projected construction start (month/year): 9/95 Projected construction completion (month/year): 3/96

Current land assessment: \$ 59,870 Current improvements assessment: \$ 387,730

Current real estate assessment: \$ 447,600 Current property tax bill on site to be designated: \$ 39,331

What is the anticipated first year tax savings attributable to this designation? \$ RE \$10,600

How will you use these tax savings? Savings would help defray start-up costs and help train new workers.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

See attachment C

☐ Yes ☐ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: 10/95 Equipment installation date: 10/96

Current personal property tax assessment: \$ 428,478 Annual personal property tax bill: \$ 26,959

What is the anticipated first year tax savings attributable to this designation? \$ 3,200

How will you use these tax savings? Savings would help defray start-up costs and train workers.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED
FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION

	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	47	2,100,554	42,868
CURRENT NUMBER PART-TIME	2		
NUMBER RETAINED FULL-TIME	47	2,100,554	42,868
NUMBER RETAINED PART-TIME	2		
NUMBER ADDITIONAL FULL-TIME	5	160,000	32,857
NUMBER ADDITIONAL PART-TIME	2		

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☐ Dental Insurance

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (Year and month) 10/96

Types of jobs to be created as a result of this project? 1 Production and Design Engineer

1 Production Coordinator (Material & Capacity)

1 Production Supervisor

2 Full-time production workers

2 Part-time production workers

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

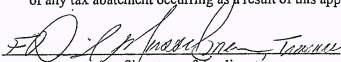
The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recession of any tax abatement occurring as a result of this application.


Signature of Applicant

8/30/95
Date

F. David Musselman, Treasurer

Typed Name and Title of Applicant



ATTACHMENT B

GRAHAM - LANTZ INC.

August 2, 1995

Mr. Steve Murray
Murray Equipment
2515 Charleston Place 46808

RE: New Building Project

Dear Steve:

Please accept the following proposal for the new building. The proposal is based on information provided by the owner.

General Req't.: Drawings, engineering, permits, layout work, supervision, temporary utilities, cleanup, dumpsters, \$700.00 allowance for soil testing.

Sitework: Strip topsoil, cut for building and parking area to sub grade, fine grading, replace and grade topsoil, 2" gravel beneath flatwork, 10,625 sq. ft. of 8" stone, 300 lin. ft. of storm line with downspout drops, 64 lin. ft. of handrail for the truckdock, excavate and backfill for the truckdock, catch basin and storm line from the truckdock.

Concrete: Trenched foundations, piers, stoops, guard posts, 6" concrete slab, dock leveler pit, truckdock walls and slab.

Metals: 180' x 130' x 20' Varco-Pruden steel building, 25 psf live load, 24 gauge SSR roof with 6" of insulation, 26 gauge painted walls with 4" of insulation, gutters, downspouts, trimmed openings.

Carpentry: Walls and sheetrock for the restrooms.

Doors: (7) exterior hollow metal doors with hardware, (2) interior hollow metal doors with hardware, (2) 12' x 14' steel insulated overhead doors, (1) 8' x 9' steel insulated overhead door.

Finishes: Dry-fog the structural steel, paint the doors, posts, rails and sheetrock.

Specialties: (1) 25,000# capacity mechanical dock leveler with an overhead door seal, toilet accessories.

Murray Equipment
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Mechanical: (6) 250,000 btu gas fired unit heaters with interior gas piping, (2) water closets, (2) lavs, (1) water cooler, (1) 6 gallon hot water heater, 385 lin. ft. of 1" water line, 475 lin. ft. of 6" sanitary sewer with tap and stone backfill.

Electrical: 400 amp. 3 phase, 120/208 volt service, (no exterior), (54) 400 watt, Hi-bay, metal halide fixtures, (11) wall packs, (30) 110 volt outlets, (9) paddle fans with (2) controllers, lights and fans for the restrooms.


Not included: Liner panel, sprinkler system, exterior electrical, gas, landscaping, concrete testing, fencing, signs, air conditioning, exterior pavement, masonry, soil borings.

COST: \$370,459.00 - 5,375.00

Alternate: Add another overhead door, leveler, seal and slab area,
ADD: \$11,953.00.

Thank you for the opportunity to submit this proposal.

Sincerely,
GRAHAM LANTZ, INC.



Thomas R. Ade
Vice President

TOOLS AND MACHINES NEEDED TO ASSEMBLY AND CALIBRATE THE MURRAY
EQUIPMENT CAST IRON METER.

TOOL/MACHINE	PROCEDURE
PRESS	INSERTING STAINLESS CYLINDERS INTO LOWER HOUSING.
DRILL PRESS	HONEING STAINLESS CYLINDERS.
PRESS	INSERTING COUNTER DRIVE GEAR POST INTO METER COVER.
AIR IMPACT GUN	TIGHTING DOWN BOLTS FOR METER COVER AND COUNTER SUPPORT.
SCREW DRIVERS & VARIOUS WRENCHES	ASSEMBLING INTERNAL PARTS.

CALIBRATION EQUIPMENT

TANKS
PUMPS
PLUMBING

MANUFACTURING EQUIPMENT

QTY.	MACHINE	COST	TOTAL COST
13	PRESS	\$ 3,000.00	\$ 39,000.00
7	CASTING	\$ 6,500.00	\$ 45,500.00
31	STAMP	\$ 3,000.00	\$ 93,000.00
20	FIXTURES	\$ 2,000.00	\$ 40,000.00
18	TOOLS	\$ 1,500.00	\$ 27,000.00
CALIBRATION EQUIPMENT			\$ 20,000.00

TOTAL COST \$ 264,500.00

**STATEMENT OF BENEFITS**

State Form 27167 (R4/10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

EXHIBIT DONE MAIN STREET
FORT WAYNE, IN 46802**SB - 1**

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INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a **STATEMENT OF BENEFITS**. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer Murray Equipment, Inc.	
Address of taxpayer (street and number, city, state and ZIP code) 2515 Charleston Place, Fort Wayne, Indiana 46808	
Name of contact person F. David Musselman, Treasurer	Telephone number (219) 484-0382

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body Fort Wayne Common Council		Resolution number
Location of property 2515 Charleston Place	County ALLEN	Taxing district Washington Township
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) See Attachments B and C		Estimated starting date 9/95
		Estimated completion date 10/96

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
Full and Part	Total payroll	49	2100,554	7	160,000

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
	1583,432	387,790	486,870	112,290
	582,412	727,470	264,500	88,167
	1765,844	575,200	751,370	250,457

SECTION 5**OTHER BENEFITS PROMISED BY THE TAXPAYER**

7 estimated new jobs 2 professional, 1 skilled, 2 manufacturing, 2 part-time

In addition, we plan to utilize a number of temporary and leased workers

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.		
Signature of authorized representative F. David Musselman, Treasurer	Title Treasurer	Date signed (month, day, year) 8/30/95

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed two calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☒ Yes ☐ No
 2. Installation of new manufacturing equipment; ☒ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ 400,000 cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ 275,000 cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☒ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (Signature and title of authorized member) <u>Don J. Schmidt</u> <i>Chairman</i>	Telephone number <u>1219 427-1208</u>	Date signed (month, day, year) <u>9-12-95</u>
Attested by: <u>Barbara E. Kennedy</u> <i>City Clerk</i>	Designated body <u>Carmel Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE A resolution to designate 2515 Charleston Place as an Economic Revitalization Area allowing Murray Equipment, Inc. to apply for tax abatement on its \$646,912 project. Project will add 5 full-time and 2 part-time positions and retain 47 full-time and 2 part-time positions. This project investment is estimated to increase tax revenues in the area by \$60,991 over the ten year abatement period.

EFFECT OF PASSAGE Will allow company to apply for tax abatement.

EFFECT OF NON-PASSAGE Company will not be allowed to apply for tax abatement.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) ANTICIPATED FIRST YEAR TAX SAVINGS \$3,172 on machinery taxes, \$11,490 on real property

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta